

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW
POST OFFICE BOX 822
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

MAIL TAX NOTICE TO: CHARLES E. BAXLEY
Rt 3 Box 482
Calera, Al 35040

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIXTY THOUSAND AND no/100 (\$60,000.00-----) to the undersigned grantor (whether one or more) in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, Charles Erskine Baxley, a married man; James William Baxley, a married man; and Mary Louise Baxley Capps Palmer, a married woman; and Charles Erskine Baxley, James William Baxley, and Mary Louise Baxley Capps Palmer, as Co-Executors of the Estate of Jewell Dobbs Baxley, deceased, grant, bargain, sell and convey unto Charles E. Baxley and James W. Baxley, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the S 1/2 of the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 and the W 1/2 of the SW 1/4 of the SE 1/4 and the SW 1/4 of the NW 1/4 of the SE 1/4 of Section 20, Township 22 South, Range 2 West, more particularly described as follows:

Begin at the NE corner of Section 4, Township 24 North, Range 13 East, (a point on the Freeman Base Line) and run Westerly along South side of Section 20, Township 22 South, Range 2 West (along the Freeman Base Line) for 628.84 feet to the SW corner of the Fractional SE 1/4 of the SW 1/4 of Section 20, Township 22 South, Range 2 West; then turn an angle of 90 degrees 21 minutes 01 seconds to the right and run Northerly along the West side of the E 1/2 of the SW 1/4 of said Section 20 for 1179.99 feet to an existing iron on a fence line; then turn an angle of 92 degrees 45 minutes 57 seconds to the right and run Easterly (more or less along a fence) for 1663.31 feet to a point on the West 80 foot right of way of Shelby County Road No. 63 (known as Spring Creek Road); thence turn an angle of 47 degrees 54 minutes 15 seconds to the right and run Southeasterly along the West right of way of said road for 655.62 feet to a point on the East side of the W 1/2 of the SE 1/4 of said Section 20; then turn an angle of 37 degrees 55 minutes 37 seconds to the right and run Southerly along the East side of the said W 1/2 for 154.01 feet to a point in the centerline of the Southern Bell Telephone Co. Line; then turn an angle of 77 degrees 08 minutes 35 seconds to the right and run Southwesterly along the said Telephone Co. line for 1485.35 feet; then turn an angle of 65 degrees 39 minutes 40 seconds to the left and run Southwesterly for 70.00 feet back to the point of beginning.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND TO HOLD to the said grantee, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of September, 1989.

Charles Erskine Baxley
Charles Erskine Baxley, individually

Charles Erskine Baxley
Charles Erskine Baxley, Co-Executor
of the Estate of Jewell Dobbs Baxley,
deceased, Probate Case No. 28-91,
Shelby County, Alabama.

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James William Baxley
James William Baxley, individually

James William Baxley
James William Baxley, Co-Executor
of the Estate of Jewell Dobbs Baxley,
deceased, Probate Case No. 28-91,
Shelby County, Alabama.

Mary Louise Baxley Capps Palmer
Mary Louise Baxley Capps Palmer,
individually

Mary Louise Baxley Capps Palmer
Mary Louise Baxley Capps Palmer,
Co-Executor of the Estate of Jewell
Dobbs Baxley, deceased, Probate Case
No. 28-91, Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Charles Erskine Baxley, whose name is signed to the foregoing conveyance, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased.

Given under my hand and official seal, this 21st day of September, 1989.

1. Deed Tax -----	\$ 60.00
2. Mtg. Tax -----	\$ _____
3. Recording Fee -----	\$ 5.00
4. Indexing Fee -----	\$ 4.00
5. No Tax Fee -----	\$ _____
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 70.00

Janet F. Parson
Notary Public

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James William Baxley, whose name is signed to the foregoing conveyance, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased.

Given under my hand and official seal, this 21st day of September, 1989.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 SEP 26 PM 1:07

F. Thomas W. Snowden, Jr.
JUDGE OF PROBATE

Janet F. Parson
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Mary Louise Baxley Capps Palmer, whose name is signed to the foregoing conveyance, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date, both individually and as Co-Executor of the Estate of Jewell Dobbs Baxley, deceased.

Given under my hand and official seal, this 21st day of September, 1989.

Janet F. Parson
Notary Public